

**TOWN OF HADDAM
INLAND WETLANDS COMMISSION
TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT 06438
REGULAR MEETING
MONDAY, 19 APRIL 2021
UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

X	Paul Best, Secretary
A	Curt Chadwick
X	Jeremy DeCarli
A	Dan Iwanicki, Vice Chairman
X	Joe Stephens
X	Mark Stephens, Chairman
X	Thomas Worthley
A	David Costa, Alternate
X	Gail Reynolds, Alternate - Seated
X	Jim Puska, Wetlands Enforcement Officer
X	Bunny Hall Batzner, Recording Clerk

1. Call to Order & Attendance/Seating of Alternates

Mr. M. Stephens, chairman, called the meeting to order at 7:00 p.m. All regular members as well as Mrs. Reynolds, alternate member, were seated.

2. Additions/Corrections to the Agenda

None.

3. Public Comment

There was no one from the public present.

4. Old Business

None.

5. New Business

1. Install A Three (3) Section Floating Dock. 302 Silver Springs Drive

Alan Chadwick, owner/applicant, was present.

Mr. M. Stephens asked if all Commissioners had received/reviewed the information pertaining to this matter. All had. Mr. M. Stephens asked Mr. Chadwick which property the application was referencing (who lived there previously). Mr. Chadwick stated it's a brand new house.

Mr. J. Stephens asked about the pole installation as it indicated they are screwed into the lake bottom. Before answering Mr. J. Stephens question, Mr. Chadwick stated that after building his new house and his children tried to swim in the lake, they found the lake bottom to be very muddy and explained how a ledge to the left side of his property goes out into the water creating a cove where leaves build up, decay, and turn to mud. Due to the mud, Mr. Chadwick stated he needed something that would keep everyone out of the mud. Mr. Chadwick noted that last summer the

lake dropped almost a foot moving the shoreline out further. Mr. Chadwick distributed two (2) photos showing the ledge and the bottom of lake (photos on file in the Land Use Office).

Mr. Chadwick reported that EZ Docks can float in two inches of water and they do not have to be hauled out of the water at the end of the season. Mr. Chadwick explained that the dock is a three (3) piece float (his will be attached as a T) and the poles that slide through the holes on the dock have small augers at the end of them and screw into the lake bed. Mr. Chadwick stated he spoke to a neighbor who also has an EZ Dock; and if the Commission would like to view it, they can do so as it's visible from the road (240 Silver Springs Drive).

Mr. Chadwick also stated he has obtained a handicapped aluminum ramp that he'll use as a bridge from the shoreline out to the dock. Mr. Puska asked the length of the ramp. Mr. Chadwick stated there are three (3) sections each eight (8) feet in length and he's planning on using two (2) sections of the ramp.

Mr. M. Stephens stated he likes the design, but asked why a longer ramp would be needed in the fall. Mr. Chadwick stated he would need the longer ramp as the water level drops.

Mr. M. Stephens asked if there was an association the Commission should be aware of. Mr. Chadwick stated yes, that an association has been formed and they are dealing with 1) old rules that were put together by the developer back in the beginning of the development and 2) how they would manage things should the lake become theirs again. Mr. Chadwick noted the lake is owned by the town; and if the association can get to the point where all concerns are worked out (affording liability of the dam), they would take over ownership. Mr. Chadwick stated yes the association is involved and eventually he may have to go before them.

Mr. Best asked if there was another EZ Dock on the lake. Mr. Chadwick stated yes. Using the map submitted with the application (Exhibit A, on file with the minutes in the Town Clerk's Office and the Land Use Office), Mr. Best asked Mr. Chadwick if he had rights into the lake referencing the "boundary closure line not the property line" on the map. Mr. Chadwick stated he only looks at the shore line (map indicates "Edge of Water – Property Line"). Mr. De-Carli stated it's just a tie line for surveying purposes. Again Mr. Best asked Mr. Chadwick if he had rights to the lake with Mr. Chadwick responding no. Mr. Chadwick stated the map before the Commission is the same map used when he built the house two years ago. Mr. Chadwick stated Jeff Ogilvie is the head of the association, is well aware of what's taking place, and will be purchasing an EZ Dock as well.

Mr. J. Stephens stated he was surprised the dock could stay in the water during the winter. Mr. DeCarli stated when the water freezes, the dock moves up the poles.

Mrs. Reynolds asked what the poles are screwed into. Mr. Chadwick stated the poles are screwed into the ground (lake bed).

Mr. Best stated he doesn't believe the Commission should be involving themselves in this matter until the ownership of the lake has been settled and what the association will be doing. Mr. M. Stephens stated since the town currently owns the lake, the Commission would make a decision on the matter, and then that decision would be grandfathered in when the association takes over. Mr. Best stated he likes the look of the dock, etc., but on principle he is against the Commission making a decision on the matter and setting a precedent. A brief discussion followed.

Mr. Chadwick stated he's just trying to follow the appropriate procedure and that there are several docks already around the lake. Mr. M. Stephens and Mr. Worthley stated there are a number of docks on the lake. Mr. Chadwick stated there are 12 parcels around the lake and he's the last one to install a dock. Mr. Worthley stated he wouldn't see where the Commission would lose jurisdiction over the wetlands.

MOTION: Tom Worthley motioned to approve the installation of a three (3) section floating dock on Chatham Lake as shown on Site Plan **DATED RECEIVED MARCH 31, 2021 LAND USE OFFICE.** See map on file in the Land Use Office. **Conditions:** 1. Standard Permit Conditions. 2. Special Conditions/Modifications – No. Jeremy DeCarli second. Motion carried by a vote of 5-1. For: J. DeCarli, J. Stephens, M. Stephens, T. Worthley, and G. Reynolds. Opposed: P. Best.

2. Forestry Regulations Discussion

Mr. M. Stephens stated Mr. Iwanicki has been working on the regulations and due to the pandemic, the Commission has been holding off moving forward; however, work will continue on them. Mr. M. Stephens stated Nick Zito, Forest Practices Act Forester, Division of Forestry, Bureau of Natural Resources, CTDEEP, has inquired to the status of the Commission's work.

Mr. Worthley stated the big debate in forestry is the role of the forest with respect to climate and carbon sequestration and storage. Mr. Worthley stated there is a group that wants to prohibit any kind of forest management and timber harvesting because stored carbon would be removed from the landscape. Mr. Worthley stated a forest needs to be resilient to eat any one of those things. What the forestry community is working on is the right of private and public landowners to practice forest management and head off any legislation that would prohibit that from happening. Discussion followed in regard to the use of wood v. concrete and/or steel (wood being more beneficial).

Mr. J. Stephens asked Mr. Worthley how he saw the Commission's regulations – be at least as restrictive as the State's and potentially more so in order to approve a plan or set of regulations. Mr. Worthley stated it steers people to engage a certified forester instead of just selling a bunch of trees to a logger and getting the timber stripped off. Mr. Worthley stated hopefully, there's some thought that goes into that in terms of what the future of the forest will be. Discussion followed in regard to forest management plans, best practices, etc.

The forestry regulations are to be a standing agenda item until completed.

6. Wetland Enforcement Officer's Report

Agent Approvals – 1) Placement of Fill, Pokorny Road – Placement of fill along the side of a driveway to be used for a future garage within 100 foot review area. **2) Pool Installations** – A number of approvals given. **3) Sidewalks** – Permit issued to the town for sidewalks in Tylerville. This will be followed up by the rotaries.

Pool Installation Permits – Discussion - Mr. Puska asked the Commissioners their opinion on not asking residents to file for an above ground pool permit when the pool is being placed in an established yard and not interfering with the wetlands, but still within the 100 foot review area. Mrs. Reynolds stated pool installations can be destructive if they are not installed appropriately. Mr. DeCarli stated it's a good opportunity to educate the property owner. Mr. M. Stephens stated there's a difference between in-ground and above ground pools and if the wetlands are being disturbed. Mr. Worthley stated an application would be a matter of record. The Commission felt it best to continue requiring a permit if within 100 feet a permit.

Rotaries (Roundabouts), Tylerville – DOT will be installing two (2) roundabouts - one at Bridge Road and Route 154 and one at Route 154 and the Route 82 Connector.

81 Arkay Drive – Status – Mr. J. Stephens asked if there was an update. Mr. Puska reported the matter is currently in litigation and being handled by the town's attorney.

7. Election of Officers

Mr. J. Stephens nominate the following slate of officers: Mark Stephens, Chairman; Dan Iwanicki, Vice Chairman; and Paul Best, Secretary. As there were no further nominations, the Commission voted unanimously to accept the slate of officers.

8. Approval/Correction of Minutes

Corrections to the 19 January 2021 minutes: page 3, 5. Old Business, 1. Discussion of Amended Site Plan for 81 Arkay Drive with Mike Harkin, fifth paragraph, first line – change “jest” to “gist”; page 4, fifth paragraph, first line, after first semi-colon – delete “let” and insert - “was not advocating for letting”; page 4, sixth paragraph, first line – insert “didn’t” before “mentioned”; page 5, second paragraph, eleventh line – change “property” to “proper”; and page 6, second paragraph, third line – change “there” to “their”.

MOTION: Gail Reynolds motioned to approve the 19 January 2021 minutes as amended. Tom Worthley second. Motion carried with Mr. J. Stephens abstaining.

9. Adjournment

MOTION: Gail Reynolds motioned to adjourn. Joe Stephens seconded. Motion carried unanimously.

The meeting was adjourned at 7:47 p.m.

Respectfully Submitted,

Bunny Hall Batzner

Bunny Hall Batzner
Recording Clerk

The next regular meeting is scheduled for Monday, 17 May 2021.

